

**HALL COUNTY BOARD OF SUPERVISORS MEETING
DECEMBER 13, 2005**

The Hall County Board of Supervisors met December 13, 2005, by published call in the county board meeting room, 121 South Pine, Grand Island.

CALL TO ORDER - The meeting was called to order by Chairman Pamela Lancaster.

INVOCATION - Invocation was given by Chairman Lancaster.

PLEDGE OF ALLEGIANCE – The Pledge of Allegiance was given in unison.

ROLL CALL - Present on roll call were Scott Arnold, Richard Hartman, Bob Humiston, Pamela Lancaster and Robert Rye. Jim Eriksen and Bud Jeffries were absent. Also present was a representative from the *Grand Island Independent* and Deputy County Attorney Michelle Oldham.

CONSENT AGENDA – Arnold made a motion and Humiston seconded to approve the following by consent agenda:

1. Accept and place on file the minutes of the November 29th meeting
2. 5c Approve Resolution #05-0061 for snow removal for 1-R School
3. 5d Approve Resolution #05-0062 for snow removal for Amick Acres West
4. 5e Approve Resolution 05-0063 for snow removal for Kuester's Lake
5. 5f Approve Resolution #05-0064 for snow removal for Wood River High School
6. 7 Place on file keno audit for quarter ending September 30, 2005
7. 8 Place on file special audit for County Attorney's Office
8. 15 Approve final plat for C.A. Unger Subdivision
9. 15 Approve Resolution #05-0065 for C.A. Unger Subdivision
10. 23 Accept and place on file the office report from the Hall County Sheriff, Hall County Court, Hall County Juvenile Services
11. 24 Accept and place on file the Hall County Treasurer's Miscellaneous Receipts
12. 25 Accept and place on file communications as received

Arnold, Hartman, Humiston, Lancaster and Rye all voted yes and none voted no, with Eriksen and Jeffries absent. Motion carried.

**OFFICE REPORT
HALL COUNTY JUVENILE SERVICES
NOVEMBER 2005**

JUVENILE REFERRALS	28 JUVENILES
JUVENILE OFFENDERS	1 JUVENILE
JUVENILE HOUSE ARREST	1 JUVENILES
TOTAL UNDER SUPERVISION	217 JUVENILES
FEES COLLECTED	\$920.00

OFFICE REPORT
HOWARD COUNTY JUVENILE SERVICES
OCTOBER 2005

JUVENILE REFERRALS	3 JUVENILES
TOTAL JUVENILE ENROLLEES	20 JUVENILES
FEES COLLECTED FOR MONTH	\$0.00
TOTAL FEES COLLECTED FISCAL YEAR	\$800.00

OFFICE REPORT
COUNTY COURT
NOVEMBER 2005

FINES (CO.)	\$ 47,693.73
OVERLOAD FINES	1,225.00
REIMBURSE SHERIFF FEES	1,293.16
WORK RELEASE FEES	1,650.00
REIMBURSE FAX COPIES	25.00
FINES (CITY)	7,557.50
REIMBURSE WITNESS FEES	646.00
BOND FORFEITURES	3,687.19
REIMBURSE CO. FEES	230.79
TOTAL	\$64,008.37

OFFICE REPORT
HALL COUNTY SHERIFF
OCTOBER 2005

TOTAL FEES MILEAGE & MISC	\$15,889.70
COPIES	69.00
HANDGUN APPLICATIONS	60.00
TITLE INSPECTIONS	2,540.00

OFFICE REPORT
HALL COUNTY SHERIFF
JULY, AUGUST, SEPTEMBER 2005

COPIES	\$ 262.00
HAND GUN PERMITS APPLICATIONS	\$ 110.00
MOTOR VEHICLE INSPECTIONS	\$9,200.00

PUBLIC PARTICIPATION – Chairman Lancaster called for public participation and Annette Dubas, RR 1, Box 42, Fullerton, Nebraska requested to speak to the board. She stated that she is running for the legislature in District 34. She is visiting the various communities and attending meetings for information.

COUNTY ATTORNEY –Deputy County Attorney Michelle Oldham was present and stated that the action on the interlocal agreement for the City/County Public Safety Center needs to be put on the December 27th agenda. No action is necessary today.

Bud Jeffries arrived at the meeting.

PUBLIC WORKS – Public Works Director Casey Sherlock was present. He stated that the public works department cleared the snow from the Administration Building Parking lot and suggested clearing the snow from the County Attorney parking lot. Lancaster requested that Mr. Sherlock make sure that the snow that was hauled to the jail site property is spread out so it can melt properly. No addition snow will be hauled to that site.

5a DISCUSS & AUTHORIZE CHAIR TO SIGN CERTIFICATION OF COUNTY HIGHWAY SUPERINTENDENT - Mr. Sherlock was present at the last meeting this was discussed and he contacted Lemoyne Schultz with the Nebraska Department of Roads but has not received a response from him. He called him this morning and Mr. Schultz stated that he would try to address this at a later date. The committee discussed having another employee do this and they were concerned that the county would loose the incentive payment. Arnold stated that the state will prorate the incentive payment and Dan Hostler had a license for 6 months so the County will still receive some dollars.

Arnold made a motion and Humiston seconded to authorize the Chair to sign the Certification of the County Highway Superintendent. Arnold, Hartman, Humiston, Jeffries, Lancaster and Rye all voted yes and none voted no. Motion carried.

Hartman asked Mr. Sherlock if he was still looking at hiring an engineer and he stated that he is still looking at the options available. It could be a part-time position and he has also checked on an interlocal agreement.

5b DISCUSS AND SET HOURLY RATE FOR COUNTY SURVEYOR SERVICES – This was also discussed with the committee and Deputy County Attorney Michelle Oldham has done some research and it is not necessary to set the rate. Arnold stated that the committee discussed this and they do not want to undercut the private sector rate. They have determined an amount and do not need any action at this time. The County Surveyor has not preformed these services in the past.

Jeffries questioned if the county was doing work for the airport but this is for GIS/GPS services. Lancaster stated that discussion was held regarding survey work on the jail project.

6 DISCUSS & APPROVE JOB DESCRIPTION FOR DIRECTOR OF COUNTY FACILITIES, SET PAY RANGE AND DISCUSS HIRING PROCESS – Jeffries stated that the building & ground park committee completed the job description and is requesting the board's approval. This was in the board's packets.

Arnold made a motion and Hartman seconded to approve the job description for the director of county facilities. Arnold, Hartman, Humiston, Jeffries, Lancaster and Rye all voted yes and none voted no. Motion carried.

Jeffries stated that the committee recommends setting the pay range from \$40,000.00 to \$60,000.00.

Jeffries made a motion and Arnold seconded to set the pay range for the county facilities director at \$40,000.00 to \$60,000.00. Arnold, Hartman, Humiston, Jeffries, Lancaster and Rye all voted yes and none voted no. Motion carried.

Jeffries stated that the committee recommends waiting until after the first of the year to advertise. They suggested January 1, 4, 8 and 11 and when the applications are received the committee will reduce the number to 5 applications for interviews. They will also post with Workforce Development and post the position internally.

9:30 A.M. COUNTY ASSESSOR OMITTED PROPERTY HEARING – Rye made a motion and Humiston seconded to open the public hearing. Arnold, Hartman, Humiston, Jeffries, Lancaster and Rye all voted yes and none voted no. Motion carried.

County Assessor Jan Pelland stated that this is the annual hearing to bring forward properties that were omitted corrected or that were exempt and now are taxable. The notices were mailed December 2nd and the property owners have 30 days to protest the values. She proved the board with a list of the properties. There may be owners present at the hearing and may request to speak to the board.

Chairman Lancaster called for public participation – Terry Pielstick, 722 East 7th, was present he stated that the assessment is excessive and needs adjusted. He received the property September 21, 2005. It is a wedge of property that was deeded to them when they changed St Paul Road part of the property was retained by the City for an easement. Pelland stated that when property is vacated or deeded back to a property owner it receives the same value as the original property, so this was valued at \$1.00 a sq foot. Arnold noted that this transfer occurred before levy date so they were taxed on it. Discussion was held if they could even put up a fence. They own the property but cannot do anything with it. Hartman noted that is a triangle shaped piece that they could not even build on. Pelland stated that most of the time easements have to be uninhabited. Lancaster noted that there was a similar situation during protest time and some allowance was made. This lot is 66 x 166 and is considered a half size lot. Discussion was held to lower the value.

Chairman Lancaster called for public participation – Ricky Magana, 803 East 7th stated that he received notice of the increase. When he purchased the property this was adjacent to his lot. It is a vacated street. Pelland stated that was purchased in 1994 and the vacated street should have been included in the value of his property but was not. The deed would show if it was included. Information from the deed was received and Pelland stated that this vacated street was included in the deed but he had not been assessed for it. So, he has owned it the entire time so she picked up the value for the current year and did not go back.

Jeffries stated he did not protest his value, but now he is getting hit again. These vacated properties do not increase owner's property value they just have to accept it and pay the additional taxes on property that they cannot use.

Mr. Magana stated that this was a poor lot and in bad condition. Discussion was held to lower the value.

Called for public participation.

Jeffries reviewed the list and these are errors that have been found and corrected.

A protest from Vida Nueva Assembly of God, 1424 North Eddy, Grand Island was also received. This property was transferred from one church to another. They filed the exemption application September 26th so did not receive the exemption because it has to be filed before August 1st. They filed the protest because the property was valued at \$160,000.00 and they purchased it for \$150,000.00. The board will honor the sale price.

Mark and Kimberly Pfeiffer, 10420 North Pawnee Avenue, Trumbull, Nebraska filed a protest. The notice was sent to them at the address of the property 512 E 17th, Grand Island, and it was returned to the County Assessor. Pelland stated that they finally located the correct address and sent the notice to them. Mr. Pfeiffer contacted the county Assessor and filed a protest they are asking for the purchase price of \$46,000.00. It was valued at \$76,240.00.

Chairman Lancaster called for public participation and no one responded.

Hartman made a motion and Rye seconded to go out of the public hearing. Arnold, Hartman, Humiston, Jeffries, Lancaster and Rye all voted yes and none voted no. Motion carried.

Hartman made a motion and Jeffries seconded to lower the value of the additional property to 50 cents a square foot and make a percentage adjustment on the total lot. Arnold, Hartman, Humiston, Jeffries, Lancaster and Rye all voted yes and none voted no. Motion carried.

Jeffries made a motion and Hartman seconded to lower the value of the additional property to 50 cents square foot and make a percentage adjustment on the total amount. Mr. Magna requested that the two parcels be combined. Pelland instructed him to go to the assessor's office and sign a request to combine the properties. Arnold, Hartman, Humiston, Jeffries, Lancaster and Rye all voted yes and none voted no. Motion carried.

Arnold made a motion and Jeffries seconded to set the value for Gilberts second Add Lts 1 and 2 Blk 6 for Vida Nueva Assembly of God Church at the purchase price of \$150,000.00. Arnold, Hartman, Humiston, Jeffries, Lancaster and Rye all voted yes and none voted no. Motion carried.

Jeffries made a motion and Hartman seconded to set the value of the property at Waggener Sub Lt 3 Blk 3 for Mark and Kimberly Pfeiffer at the purchase price of \$46,000.00. Arnold, Hartman, Humiston, Jeffries, Lancaster and Rye all voted yes and none voted no. Motion carried.

County Assessor Jan Pelland stated that the property owners still have the 30 day protest period and there may be additional protest filed. Jan stated that if some one files they can be heard and if not the changes will be made.

9 DISCUSS AND TAKE ACTION ON RESOLUTION ESTABLISHING SALARIES FOR CERTAIN ELECTED COUNTY OFFICIALS – Lancaster stated that the information for the salaries was included in the packets and she noted proposed salary increases with a 2%, 2.5% and 3% cola. There is also insurance information included. She questioned what process the board wanted to follow.

Deputy County Attorney Michelle Oldham explained that she changed the wording on the health insurance and that is reflected in the proposed resolution. This resolution needs to be completed by January 15th. Discussion was held and it was decided that the entire board needs to address this matter.

Arnold stated that the elected officials compare favorably but he has concern on the County Attorney salary and would like to address this.

Jeffries stated that he would like the entire board to address the salaries. He noted that the county board's salary is not comparable. Jeffries suggested using the recommendation from NACO and questioned if the cola increase was in this recommendation. It was included.

Lancaster noted that with the union negotiations it is important to try to maintain a standard increase.

Jeffries noted that Hall County is larger and the offices would have a larger volume of work, more staff and more management would be involved. He also noted that when the elected official salary is set the deputy salary is also set and that can also follow through with the rest of the employees. He expressed concern that the money may not be available.

Discussion was held to use a formula or using the consumer price index.

Lancaster noted that all of the new dollars that the county received went to salaries and benefits.

Hartman made a motion and Jeffries seconded to set the salaries for all of the officials except the county attorney with a 2% cola increase and add a 2% increase for the next 4 years.

Arnold questioned if a formula could be used based on the consumer price index but Jeffries noted that if the index were higher it would be necessary to raise all of the employees or look at lay offs.

Hartman called for the question. Hartman, Humiston, Jeffries, Lancaster and Rye all voted yes with Eriksen absent. Arnold voted no. Motion carried.

Discussion was held on the County Attorney salary. Three of the counties in our array are higher and Hall County is larger and the attorney has more responsibility. Arnold suggested set the salary at \$72,000.00

Arnold made a motion to set the County Attorney's salary at \$72,000.00 and apply the 2% cola increase. Arnold, Hartman, Humiston, Jeffries, Lancaster and Rye all voted yes and none voted no. Motion carried.

The resolution will be prepared with the correct dollar amounts.

Jeffries made a motion and Humiston seconded to approve Resolution #05-0066 A RESOLUTION ESTABLISHING SALARIES FOR CERTAIN ELECTED COUNTY OFFICIALS and authorize the chair to sign. Arnold, Hartman, Humiston, Jeffries, Lancaster and Rye all voted yes and none voted no. Motion carried.

10. DISCUSS AND APPROVE ARCHITECT AGREEMENTS WITH DLR – Lancaster stated that Deputy County Attorney Michelle Oldham reviewed the contracts and had some questions that have been answered.

Rye made a motion and Humiston seconded to approve the Architect Agreements with DLR and authorize the chair to sign. Arnold, Hartman, Humiston, Jeffries, Lancaster and Rye all voted yes and none voted no. Motion carried.

11 DISCUSS & APPORVE PAYMENT PLAN FOR HALL COUNTY JAIL PROJECT – Accountant Brad Fegley was present. Lancaster read the following financing time line:

First two weeks of January	Assemble material for Preliminary Official Statement (POS)
Third week of January	Prepare POS and send to rating agency and Insurance providers
Second week of February	Board approve parameters resolution authorizing bonds & marketing begins in Hall County
Third week of February	Order period begins for areas outside of Hall County
February 21 st	KP reports results of sale both parties sign Bond Purchase Agreement
March 15 th	Funds are delivered

The County wanted to include this in the budget this year but could not do so. This will be included in the July 2006 fiscal year budget. The taxes will not be collected until January of 2007 and the tax revenue would not be collected until April or May of 2007.

Mr. Fegley stated that he met with Dan Smith with Kirkpatrick Pettis because he wanted to understand the cash flow. The bond proceeds will pay the interest but there will be expenditures before that. They discussed setting up a bond fund in January and to do this the board would have to amend the budget and create a bond fund so the expenditures can be paid. They also have to address the 1/12 expenditure rule that has to be followed. Another concern is the interest rate; they can estimate the rate through March but not until July.

Lancaster stated that the architects will have to be paid prior to receiving the bond proceeds so when the bond fund is established there will be a loan from the inheritance fund to cover the expenditures and this will be paid back once the bonds are sold. A resolution will be prepared to do this.

12 DISCUSS & POSSIBLE ACTION ON LETTER FROM ACCOUNTABILITY & DISCLOSURE – Lancaster stated that this item will be postponed.

13 EXECUTIVE SESSION NEGOTIATIONS – Jeffries made a motion and Humiston seconded to go into executive session. Arnold, Hartman, Humiston, Jeffries, Lancaster and Rye all voted yes and none voted no. Motion carried.

11:10 a.m. executive session

11:40 a.m. Jeffries made a motion and Humiston seconded to go out of executive session. Arnold, Hartman, Humiston, Jeffries, Lancaster and Rye all voted yes and none voted no. Motion carried.

Rye made a motion and Jeffries seconded to remit \$2,363.65 in passport fees to the Clerk of the District Court collected prior to Attorney General's opinion in October. Fees collected after that time remain in an escrow account pending possible legislative action or a court decision. Arnold, Hartman, Humiston, Jeffries, Lancaster and Rye all voted yes and none voted no. Motion carried.

16 COMMENCE AUDIT OF BI WEEKLY PAY CLAIMS AND EARLY CLAIMS AND ACTION ON CLAIM AUDIT – The bi weekly pay claims and the claims for the employee recognition and the claim to Crane Binder Technologies in the amount of \$2,114.03 were presented for payment. Humiston made a motion and Arnold seconded to approve the bi weekly pay claims and the early claims. Arnold, Hartman, Humiston, Jeffries, Lancaster and Rye all voted yes and none voted no. Motion carried.

BOARD MEMBER REPORTS – Hartman stated that he attended a meeting in Wood River regarding the proposed ethanol plant. It is to be located next to Cargill and they are proposing to use 41 million bushels of corn a year. They may request that the County consider paving $\frac{3}{4}$ of a mile of road. Hartman stated that they may bring this request to the county board. The plant will employ 50 people.

Humiston – He attended the interlocal law enforcement meeting they will be bringing forward a request to add two voting members to the committee. Some of the committee members need to be reappointed. They will review this and bring it to the board.

Jeffries – He stated that the Public Works Committee will meet regarding this request because of the high truck traffic the road will need to have a stronger blacktop. They will do some studies to determine what will be necessary. There is no money budgeted but there will be time to address this issue. Jeffries also stated that there are problems with the road at the park. There are soft spots in the asphalt and they used some millings to repair it. The final inspection is scheduled for Thursday and questions have also come up regarding who is responsible for the maintenance of the road. He also stated that the park is open. Mr. Jeffries expressed concern that an out of county business was used for the Holiday Open House.

Rye – He reported that he attended the groundbreaking ceremony at the library. He thanked Dale Baker Stacey Ruzicka and Marla Conley for the Holiday Open House.

Arnold – all reported on

Lancaster – She reported that she attended the Midland Area Agency on Aging and their programs are growing. She also attended a merit commission meeting and they are conducting interviews. She has also met with the bond counsel and the architects to keep the jail project moving forward.

Meeting adjourned at 12:00 noon. The next meeting will be December 27, 2005.

Marla J. Conley Hall County Clerk